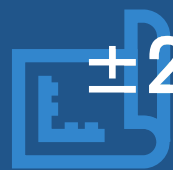


1800 OVERVIEW DR

ROCK HILL, SC



Overview CENTER



**±209,481 SF Available
For Sale or Lease**

POWER-READY SITE | EXPANDABLE TO ±7.5 MW

Tom Tropeano, SIOR

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**AVISON
YOUNG**

AVAILABLE FOR SALE OR LEASE

Overview Center | Rock Hill, SC

1800 OVERVIEW DR

PROPERTY SPECS

Address: 1800 Overview Dr, Rock Hill, SC

Building SF: ±209,481 SF

Office SF: First floor: ±24,922 SF
Second floor: ±24,543 SF

Warehouse SF: ±139,841 SF

Covered Storage: ±20,175 SF

Acreage: 31.452 AC

Zoning: IG (Industry General)

Year Built: 1997; 2007; 2008

Column Spacing: 42' x 42'

Clear Height: 26'

Dock High Doors: Five (5) with levelers

Drive-In Doors: Three (3)

Parking: ±269 spaces



Roof: Ballasted EPDM (installed 2019)

Storage: Fenced outside storage area

Power: Two (2) 3,000A switchgears;
Two (2) 1,500 kVA transformers;
Power-ready site
expandable to ±7.5 MW

Lighting: T-5 fluorescent and
metal halide

Sprinkler: 100% wet system



FLOOR PLAN

First Floor Office
± 24,922 SF

Industrial Area
± 139,841 SF

DRIVE-IN
DOOR
12' X 12'

DOCK HIGH DOOR
12' X 12'

DRIVE-IN
DOOR
14' X 12'

DOCK HIGH DOOR
9' X 10'

DOCK HIGH DOOR
9' X 10'

DRIVE-IN
DOOR
10' X 12'

CONCRETE
PAD

42'
42'

Second Floor Office
± 24,543 SF



Convenient, *regional access* all in a day's drive

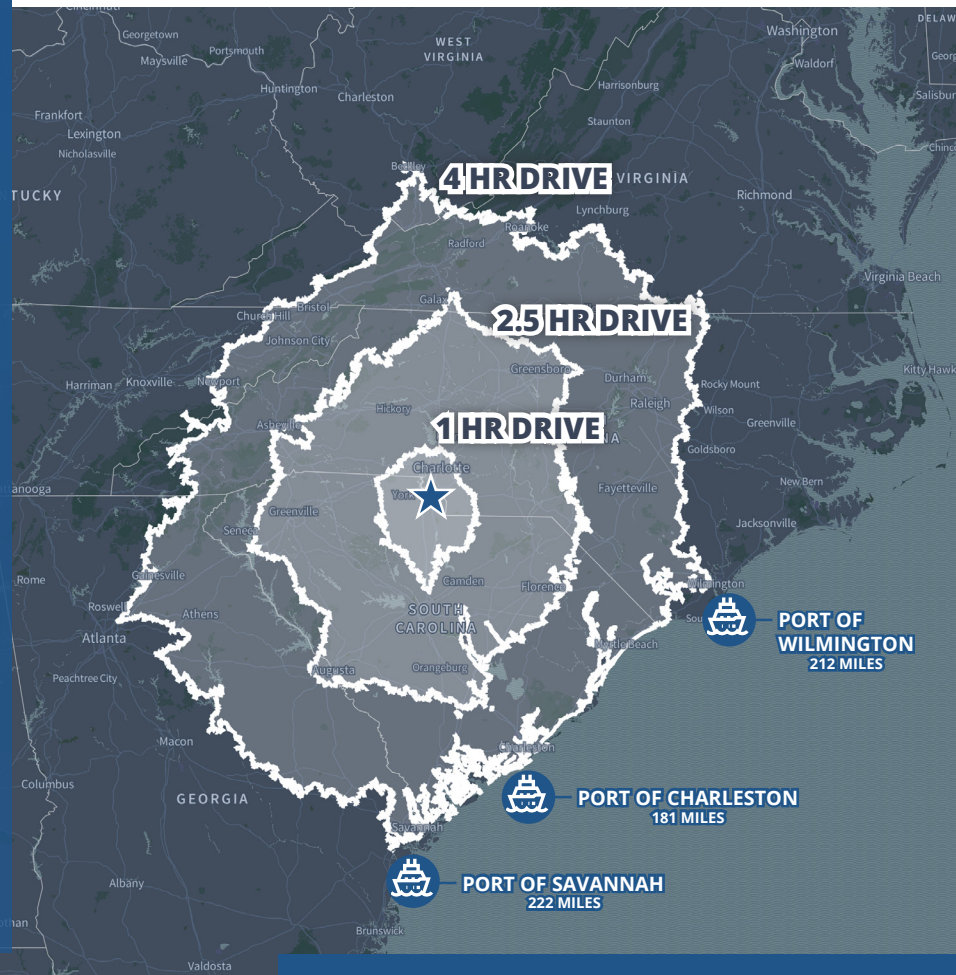
WHY ROCK HILL?



York County has become the prime choice for both businesses and employees looking to relocate to the Charlotte area. With a combination of desirable lifestyle, top-rated public schools, and ample economic opportunities, the county has established itself as a hub for a skilled and growing workforce. The community boasts a diverse range of assets, including major regional parks, world-class amateur sports facilities, convenient access to I-77, and proximity to CLT Airport.

LARGEST EMPLOYERS IN THE INDUSTRIAL SECTOR:

- Ross Stores Distribution (3,996)
- Schaeffler Group USA (967)
- Stanley Black & Decker (930)
- Duke Energy (793)
- Shutterfly (642)
- Atlas Copco USA (600)
- U.S. Foods (579)



Manufacturing

2ND

largest industry
by employment
in York County

Incentives

RANKED #1

top business
incentive program
(South Carolina)

Workforce

1.2M

workers within
a 45-minute
commute

Business

RANKED #4

top states for
doing business
(South Carolina)



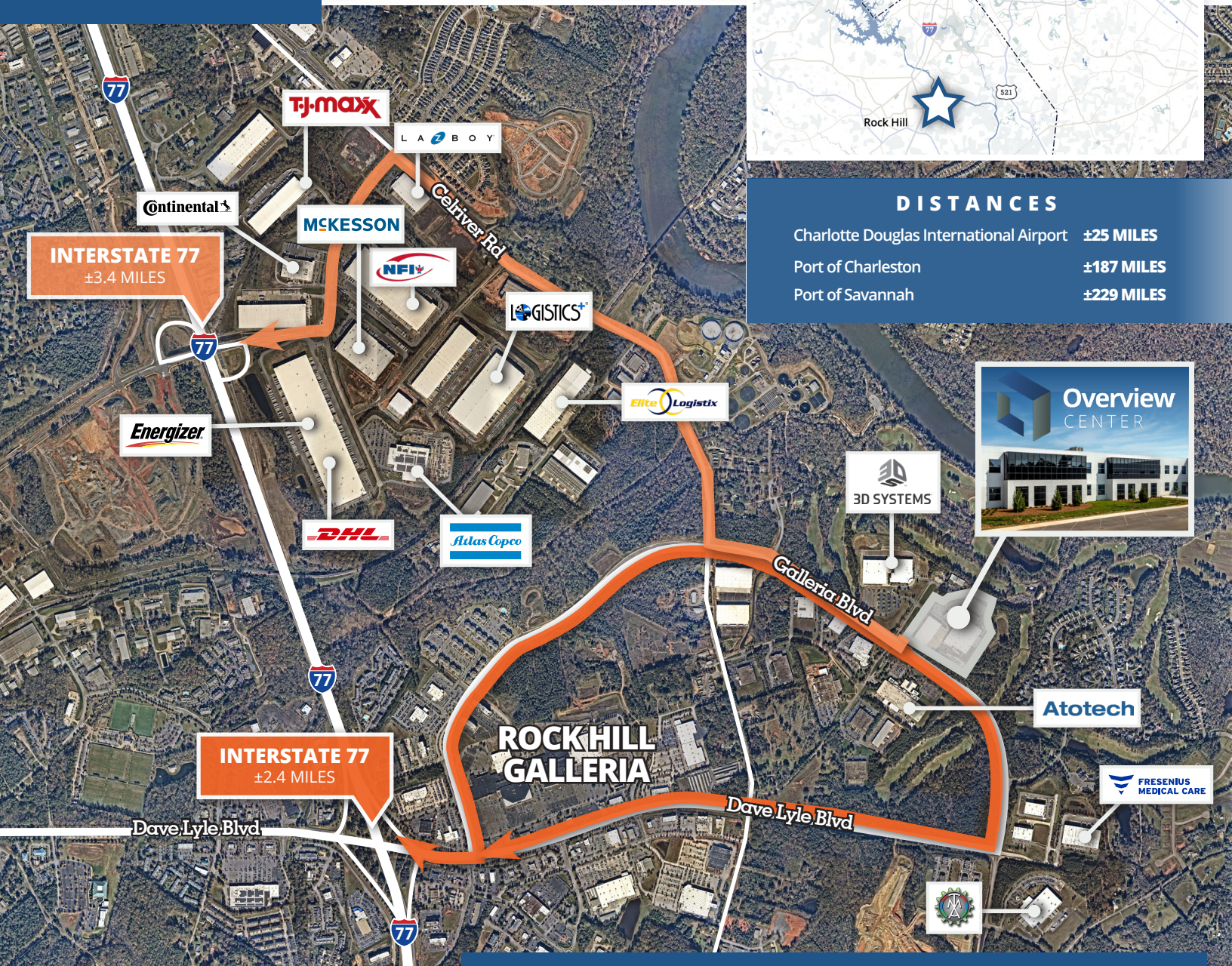
LOCATION OVERVIEW

Overview Center | Rock Hill, SC



DISTANCES

Charlotte Douglas International Airport	±25 MILES
Port of Charleston	±187 MILES
Port of Savannah	±229 MILES



FOR LEASING, CONTACT:

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**AVISON
YOUNG**

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